



Office/Tech
 Status: **ACTV**
 Area: **10**
 Address: **118 Applebee St , Barrington, IL 60010**
 Directions: **Main St. W of Rt. 59 to Applebee, N to property on left. Park in lot N of bldg approx 100 ft on left.**

MLS #: **10365624**
 List Date: **05/02/2019**
 List Dt Rec: **05/02/2019**
 List Price: **\$449,000**
 Orig List Price: **\$479,000**
 Sold Price:

Closed:
 Off Mkt:
 CTGF:
 County: **Lake**

Contract:
 Concessions:
 List. Mkt Time: **257**
 Township: **Ela**
 PIN #: **13363160320000**
 Multiple PINs: **No**

Year Built: **1880**
 Subtype: **Office**
 Zoning Type: **Office**
 Actual Zoning: **BR**

Blt Before 78: **Yes**
 # Stories: **2**
 # Units: **2**
 # Tenants: **1**
 Unit SF: **1200**

Lease SF/Y:
 Rented Price:
 Mthly. Rnt. Price:

Min Rent. SF: **1000**
 Max Rent. SF: **1000**
 Relist:

Mobility Score: **42 - Fair Mobility!** ?
 List Price Per SF: **\$374.17**
 Sold Price Per SF: **\$0**

Lot Dimensions: **94X97X101X119**
 Acreage: **0.25**
 Land Sq Ft: **10890**

Approx Total Bldg SF: **2400**
 Gross Rentable Area: **2400**
 Net Rentable Area: **2400**

Estimated Cam/SF:
 Est Tax per SF/Y:
 Lease Type:

Remarks: **Investment opportunity! Historic Victorian building for sale has been fully renovated (2003) and converted to prime office space in the heart of the Barrington Business District. Located across from the Ice House Mall & Jewel Food Store, offering endless advertising opportunities for you or your tenant's businesses. Vintage charm will generously house office or retail with approx. 2400 sq ft of interior rentable space to include 2 separate keyed entries for 2 tenants. Currently 1st floor is fully leased with excellent long term tenant, 2nd floor is available for lease at this time. 3rd floor attic & basement offer extra storage. Great traffic visibility for local business owners, close to Barrington's White House, Barrington Center, close proximity for commuters to the Metra train station. Large Village lot with ample space for expansion, includes 8 dedicated parking spaces for tenant use. Extremely well maintained, turnkey property! Owner is IL licensed real estate agent.**

Approximate Age: **New Rehab**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **City Street**
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **Northwest Suburban**
 Location: **Central Business District, Public Transport Avail**
 Construction:
 Building Exterior: **Frame**
 Foundation: **Stone**
 Roof Structure: **Gable, Hip**
 Roof Coverings: **Fiberglass**
 Air Conditioning: **Central Air, Space Pac, Zoned**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **Circuit Breakers, 101-200 Amps**
 Fire Protection: **Alarm Monitored, Alarm On Site, Smoke or Fire Protectors, Sprinklers-Wet**
 Current Use: **Commercial, Office and Research**
 Potential Use: **Commercial, Office and Research, Residential-Single Family, Retail, Special Use, Expandable**
 Client Needs:
 Client Will:

Misc. Outside: **Enclosed Porch, Enclosed Stairs**
 # Parking Spaces: **8**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces, Assigned Spaces, Common Parking, Lighted, Open, Paved, Public Lot**
 Parking Ratio:
 Misc. Inside: **Multi-Tenant, Private Restroom/s, Storage Inside, Pre-wired PC Network**
 Floor Finish: **Carpet, Wood**
 Extra Storage Space Available: **Yes**
 Water Drainage: **Drain Tiles, Storm Sewers**
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info: **Historical District, Floor Plans and Specs**
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Insurance, Scavenger, Water/Sewer**
 Possession: **Negotiable, Tenant's Rights**
 Sale Terms:
 Investment: **Yes**
 Users: **No**

Financial Information

Gross Rental Income: **\$45,200**
 Total Income/Month:
 Total Income/Annual: **\$45,200**
 Annual Net Operating Income: **\$29,182**
 Net Operating Income Year: **2019**
 Cap Rate:

Real Estate Taxes: **\$8,086**
 Tax Year: **2018**
 Total Annual Expenses: **\$16,018**
 Expense Year: **2019**
 Expense Source: **Owner Projection**
 Loss Factor:

Broker: **@properties (4777) / (847) 381-0300**
 List Broker: **Tara Kelleher (63097) on behalf of Tara Kelleher Team (T14311) / (847) 826-2178 / Tara@TaraKelleher.com**
 CoList Broker:
 More Agent Contact Info:

Copyright 2020 MRED LLC - INFORMATION NOT GUARANTEED, REQUEST ADDITIONAL INFORMATION FROM BROKER, INVESTIGATE ENVIRONMENTAL. USE DUE DILIGENCE.

MLS #: 10365624

Prepared By: Tara Kelleher, SFR | @properties | Cell: (847) 826-2178 | Email: tara@tarakelleher.com | 01/13/2020 09:15 AM